

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 15, 1967

Appeal No. 9101 M. Frank Ruppert Management Co., et al,  
appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,  
the following Order was entered at the meeting of the Board  
on February 15, 1967.

ORDERED:

That the appeal for variance from the provisions of  
Section 1202 definition to permit required off-street  
parking area in basement to be excluded from the FAR at  
1519 - 6th Street, N.W., lot 54, Square 478, be granted.

FINDINGS OF FACT:

1. Appellant's property is located in an R-4 District.
2. The property is improved with a building containing  
a basement and three stories, the basement being more than  
four feet out of ground.
3. The Zoning Regulations define a basement as "a  
portion of a story partly below grade the ceiling in which  
is four feet or more above the adjacent finished grade."  
A basement as defined shall be considered a story and shall  
be part of the gross floor area.
4. The Zoning Regulations for an R-4 District limit a  
building to not more than three stories nor a 40-foot height  
and shall not exceed 0.9 floor area ratio.
5. Plans entitled and marked Exhibit 1 show a drawing  
having a maximum height of 40 feet and showing 3 stories  
for apartments. The basement is only 4 feet in the ground  
approximately 7 feet extending above the grade of the  
abutting curb. The plans show a terrace sloping from the  
curb upward 7 feet, plus or minus, to the first floor.
6. No opposition was registered at the public hearing.

OPINION:

It is the opinion of the Board that the terrace which is  
in front of the structure is a sufficient and substance that  
the basement area is more than halfway in the ground. Since

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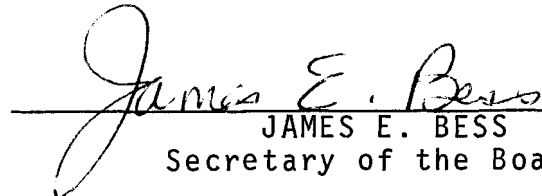
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the building contains only 3 stories and the overall height from the curb does not exceed 30 feet, the basement area need not be counted as part of the FAR. The use of this area shall be restricted to off-street parking for automobiles and necessary service functions of the apartment house.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
JAMES E. BESS  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THIS ORDER.